116.0	0001	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	572,400	/	572,400
USE VALUE:	572,400	/	572,400
ASSESSED:	572,400	/	572,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HEARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOUZA RUTH F
Owner 2:	SOUZA ANNE M
Owner 3:	
Street 1:	15 HEARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOUZA RUTH F -
Owner 2:	-
Street 1:	542 CONCORD AVENUE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1037 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4997.000	173,500		398,900	572,400
Total Card	0.115	173,500		398,900	572,400
Total Parcel	0.115	173,500		398,900	572,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.76 | /Parcel: 551.76

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	74270
GIS Ref	
GIS Ref	
Insp Date	09/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0014.0

!8987!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	173,500	0	4,997.	398,900	572,400		Year end	12/23/2021
2021	101	FV	167,600	0	4,997.	398,900	566,500		Year End Roll	12/10/2020
2020	101	FV	167,700	0	4,997.	398,900	566,600	566,600	Year End Roll	12/18/2019
2019	101	FV	145,800	0	4,997.	393,200	539,000	539,000	Year End Roll	1/3/2019
2018	101	FV	145,800	0	4,997.	302,100	447,900	447,900	Year End Roll	12/20/2017
2017	101	FV	145,800	0	4,997.	285,000	430,800	430,800	Year End Roll	1/3/2017
2016	101	FV	145,800	0	4,997.	262,200	408,000	408,000	Year End	1/4/2016
2015	101	FV	145,100	0	4,997.	245,100	390,200	390,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:16:24

LAST REV

Date	Time
10/02/18	10:07:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8987

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUZA RUTH F,	1519-101		12/4/2017	Convenience	1	No	No		
ARMSTRONG GALE	1213-64		10/29/1999		229,500	No	No		
	1059-165		7/1/1989		174,000	No	No		Y

USER DEFINED

Prior Id # 1:	74270
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2014	1286	Re-Roof	7,220		9/30/2014			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
12/1/2008	Meas/Inspect	189	PATRIOT
2/10/2000	Meas/Inspect	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4997		Sq. Ft.	Site		0	70.	1.14	6									398,935						398,900	

Total AC/HA:	0.11472	Total SF/SM:	4997	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	398,935	Spl Credit		Total:	398,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	132.975
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	213165
Depreciation:	39649
Depreciated Total:	173516

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

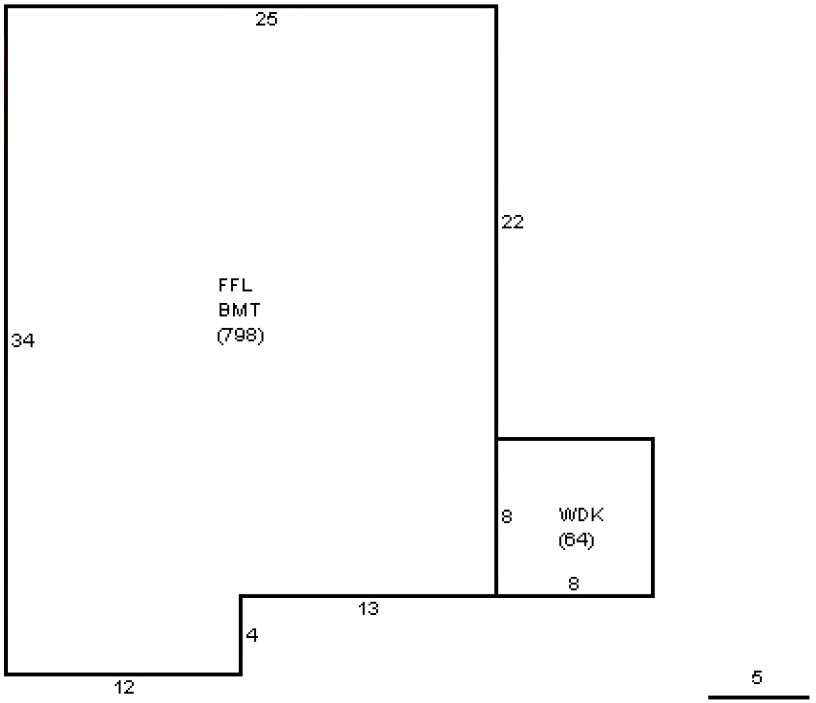
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	132.98
Special Features:	0	Val/Su Net:	104.52
Final Total:	173500	Val/Su SzAd	217.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	798	47.670	38,042
FFL	First Floor	798	132.980	106,114
WDK	Deck	64	15.760	1,009

Net Sketched Area:	1,660			Total:	145,165
Size Ad	798	Gross Area	1660	FinArea	1037

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

116.0-0001-0014.0

IMAGE

AssessPro Patriot Properties, Inc